

## RECORD OF PROCEEDINGS

January 15, 2015

6:00 PM

New Albany Village Hall

99 West Main Street, New Albany, OH

### *I. Call to Order*

Meeting opened at approximately 6:06 pm at New Albany Village Hall with the following members present: Kasey Kist, Dean Swartz, Meera Parthasarathy, Don Ballard, Mike Chappellear and Ron Lachey. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Christine Leed, City of Columbus.

### *II. Record of Proceedings*

Mr. Ballard made a motion for approval of October 16, 2014 minutes, seconded by Mr. Chappellear. Motion passed.

### *III. Organization*

Don Ballard made a motion for Kimberly Burton to be Co-Chair representing the city of Columbus.

### *IV. Application Reviews*

#### **1. INFORMAL REVIEW OF 5074 E. Dublin-Granville Road (Z14-044) – Northeast and Northwest corners of the SR 161 and Hamilton Rd intersection: Review and Input regarding a conceptual plan of two multifamily developments**

*Proposed Use/Zoning:* Multifamily, 13.9du/ac/L-ARLD

*Applicant(s):* DNC Hamilton Crossing, LLC

Staff Presentation. Columbus planner Christine Leed presented PowerPoint slides detailing the location of proposed application, proposed land uses, and proposed modifications to the sites. The sites are zoned CPD and LC4, Commercial. The sites are undeveloped.

The applicant requests a rezoning to construct multifamily complexes on each of the sites.

Subarea D is 44.4 acres. The applicant proposes to preserve portions of the site, while incorporating 620 units of multifamily, at a density of 13.9 units per acre. Nineteen acres of open space is proposed. Subarea E is 14.2 acres. The proposal includes 192 units at a density of 13.5 units per acre with 3.8 acres of open space.

Planning staff initial comments include the following.

NE Corner SR 161/Hamilton (Subarea D):

- Staff views the proposed use and density to be appropriate for the site.

- Site plan should clearly reflect all the preservation zones that are depicted on the Preservation Plan.
- Consider 4 story buildings for the SR 161 frontage to allow for greater open space.
- The proximity of the water detention pond to the existing pond is a concern, staff requests a greater buffer.
- Consider relocating the 2 buildings in the southwest portion of the site to another area to allow for increased tree preservation.
- Additional detail/color elevations are needed to better evaluate the architectural elements of the buildings generally.
- Describe/illustrate the exposure of the buildings that face the southwest corner of the site (buildings east and northeast of the pond and clubhouse) and SR161.

NW Corner SR 161/Hamilton (Subarea E):

- Staff views the proposed use and density to be appropriate for the site.
- Consider 3 story buildings for the Hamilton Road frontage to allow for greater open space.
- Staff recognizes that the property's configuration makes efficient site layout challenging, staff encourages the applicant to reconfigure the site to include more usable open space.
- Staff asks that the applicant provide information on tree preservation and information on the proposed landscaping treatment along the western portion of the site. In addition, staff encourages the applicant to allow for a greater setback from the wooded portion of the western border.
- Staff asks for clarification regarding the building elevations that will face Hamilton Road.
- Clarification is requested regarding requirements for and proposed means to provide access to the adjacent city parkland.

Panel Discussion: Charlie Fraas with Casto, Aaron Underhill, Esq., with Underhill Yaross LLC, and Joe Sullivan, Sullivan Bruck Architects, represented the applicant. Mr. Underhill provided the background on this development and indicated that they have been reaching out to the surrounding developments. Mr. Sullivan provided an overview of the buildings and parking.

Mr. Chappelle expressed concern over the closeness of the buildings to the pond in Subarea D. Mr. Fraas indicated that they have already decided to move the buildings away from the pond in response to the concern.

Mr. Chappelle asked whether there was enough setback in the proposed to accommodate the future street widening. Mr. Fraas indicated they are working with Public Service and they are waiting to hear back regarding road improvements, however they should have enough right-of-way now for 5-lane road.

Mr. Swartz expressed concern about 800 new units creating an increase in vehicular traffic. Mr. Fraas indicated that 60% of the units will be 1-bedroom. Mr. Lachey expressed concern about the noise from SR161. Mr. Fraas indicated that they are also working with ODOT on the traffic study.

Ms. Parthasarathy asked about a survey on the wetlands and preserving the wetlands and the pond. Mr. Fraas indicated that some wetlands would be filled and some would be mitigated through the permitting process.

Mr. Kasey asked about the different architectural styles in Subarea D and E. Mr. Sullivan indicated that the buildings in D, seen from SR161 would be more modern and E would be more traditional. Both respond to the growth in single occupancy households.

Meeting attendee Len Pavuk of the Glenabby Condo Association (north of the development on the northeast corner) expressed concern over increased traffic, wooded areas that are proposed to be cut, the existing pond that herons use, widening of Hamilton beyond 2 lanes that needs to be done now, value of

the condos in Glenabby, not happy with the 3-story buildings (but prefers residential over commercial), and a buffer between the developments.

Dave Parshall resident of Glenabby Condos expressed concern over preserving the woods, the class of wetlands and indicated that blue herons don't do well with disturbances.

Mr. Swartz expressed concern about increased traffic and preserving the natural environment especially for the blue herons. Mr. Fraas indicated that the traffic study will determine what will need to be done - mitigate any impacts.

Sharon Fisher of Glenabby condos asked Columbus Staff to clarify the staff position on recommended taller buildings. Ms. Leed indicated that staff recommended taller buildings along SR161 and Hamilton (away from the existing development) in order to encourage preservation of open space.

MOTION: N/A (this was an informal review)

MOTION BY: N/A

RESULT: N/A

## ***VI. Adjournment***

With there being no further business, the meeting was adjourned at approximately 7:37 pm.